

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF ZONING APPEALS  
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING  
November 5, 2014**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Bob Cook took roll call as follows:

Jerry Uebelhor, Chairman	-Present	Randy Mehringer	-Present
Josh Gunselman, Vice Chairman	-Present	Darla Blazey Director of Community Development/Planning	-Present
Dan Buck, Secretary	-Absent	Renee Kabrick, City Attorney	-Present
Bob Cook	-Present		

**PLEDGE OF ALLEGIANCE**

Chairman Uebelhor led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

Minutes of the October 1, 2014 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Bob Cook. Motion carried 4-0.

**STATEMENT**

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

**NEW BUSINESS**

**A & A Estates, LLC, for a 20.5-foot required frontage variance from Section 16.02.120 (Lot and Yard Requirements), being one variance on each of the three tracts proposed**

Phil Buehler, of Brosmer Land Surveying, was present on behalf of A & A Estates, LLC to request a variance to allow an 80-foot frontage instead of 100 feet required by City ordinance at 587 N. Kluemper Road and the lot facing north of that location. Mr. Buehler said if the request is approved, the petitioners plan to seek approval from the Jasper Plan Commission to split the proposed property from the current two lots into three lots.

There was concern from board members regarding the side and rear setbacks in the event of any new construction. Attorney Kabrick reminded the board that a condition could be attached to the motion that restricts any structures to encroach on the side and rear yard setbacks. Deena Lewis, of 57 Hannah Lane, appeared before the board to share the same concern because the back of her property abuts the proposed lots.

Following some discussion, Bob Cook made a motion to close the public hearing. Vice Chairman Gunselman seconded it. Motion carried 4-0.

Randy Mehringer made a motion to grant a variance from Section 16.02.120 (Lot and Yard Requirements), with the condition that any new construction shall be built off of legal (existing at the time of construction) setbacks. Vice Chairman Gunselman seconded it. Motion carried 4-0.

### **Zoning & Subdivision Control Ordinances Update**

Director of Community Development & Planning Darla Blazey shared with the board that the steering committee will meet on Thursday, December 18<sup>th</sup>, to review a draft of the proposed Zoning and Subdivision Control Ordinances, which unifies both into one. Although a time has yet to be determined, a public notice will be posted.

### **ADJOURNMENT**

With no further discussion, Bob Cook made a motion to adjourn the meeting. It was seconded by Vice Chairman Gunselman. Motion carried 4-0, and the meeting was adjourned at 7:04 p.m.

---

Jerry Uebelhor, Chairman

---

Dan Buck, Secretary

Recording Secretary, Kathy Pfister